

RESIDENTIAL FIRE PUMP AND WATER STORAGE TANK

Purpose: Clarify requirements for using water storage tank systems as a component of installing an automatic fire sprinkler system.

Summary: The use of a fire pump and water storage tank as part of an automatic fire sprinkler system is allowed if approved by the Bellevue Fire Prevention Division and the equipment complies with all building and zoning code requirements.

Requirements:

1. BELLEVUE FIRE PREVENTION DIVISION APPROVAL

- Prior to contacting the Town of Hunts Point. Approval from Bellevue Fire Prevention is required before applying for a Hunts Point mechanical permit.
<https://mybuildingpermit.com/>
<https://development.bellevuewa.gov/cms/one.aspx?portalId=5588383&pageId=5652862>
- Prior to the Town of Hunts Point final inspection. Final inspection approval of the fire sprinkler system including the fire pump and water storage tank is required from Bellevue Fire Prevention.

2. TOWN OF HUNTS POINT MECHANICAL PERMIT APPLICATION

- A complete mechanical permit application is required. Contact the Town of Hunts Point at permits@huntspoint-wa.gov or 425-455-1834 with your permit application questions.
- A complete mechanical permit application for an automatic fire sprinkler system with a fire pump and water storage tank shall include the following:
 - a. Mechanical Plans (2 copies each):
 - Site plan showing any system components such as tank, pump, generator, etc. located outside of structures. Show setbacks.
 - Architectural plan in 1/4" = 1'-0 scale locating and detailing system components within the building.
 - Architectural sections, details, and notes sufficient to fully describe the system installation. Include the pump and tank the manufacturer's specifications.



Town Hall, 3000 Hunts Point Road, Hunts Point, WA 98004-1121. Phone 425.455.1834.
Permit intake and issuance hours are Tuesday and Thursday 8:30 am – 5:00 pm.
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- b. Bellevue Fire Prevention Approval (One copy)
- c. Permit fees. Permit fees are based upon the valuation of the automatic fire sprinkler system including the tank, pump and generator. Valuation includes design, materials and labor. A copy of your contractor's detailed cost estimates should be included with the application.

3. MINIMUM FIRE PUMP AND WATER STORAGE TANK SYSTEM REQUIREMENTS

In addition to any requirements by Bellevue Fire Prevention, the following system requirements apply:

- Installation of a permanent automatic stand-by generator connected to the fire pump. An electrical permit may be required by WA State Labor and Industries. A separate gas piping permit from Hunts Point may be required.
- If the fire pump and water storage tank are being installed in lieu of replacing an existing water service line and/ or water meter; sizing of the existing water meter and water service line is required pursuant to the Uniform Plumbing Code.
- If the storage tank is located within a garage, an R3/U1 Occupancy Separation for fire protection is required. This includes a framed enclosure with gypsum wallboard and rated equipment service access opening.
- The water storage tank, valves and piping shall include measures to protect from freezing.
- The water storage tank shall meet seismic requirements. The tank shall be connected to an appropriately sized concrete base. Connectors shall be designed and installed based on water storage tank and the concrete base. An engineer may be required to approve the design to ensure seismic requirements are satisfied.
- If equipment is vulnerable to vehicle impact, a bollard shall be installed for protection. More than one bollard may be required.
- Backflow prevention is required. Provide certification of test if a separate backflow prevention device is installed. An air gap, or DCVA is required. A separate plumbing permit from Medina may be required.
- The water storage tank enclosure shall have a permanent sign reading "FIRE PROTECTION WATER SUPPLY" in contrasting letters and background. Letters shall not be less than 3-inches in height.



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